

GOVERNMENT OF ANDHRA PRADESH

**ABSTRACT**

Municipal Administration & Urban Development Department – Hyderabad Metropolitan Development Authority – Change of land use from Public and Semi-Public use to Residential use in Sy.No.191(part) of Kollur Village, Ramachandrapuram Mandal, Medak District to an extent of Ac.41.00; deletion and realignment of 30 Mtrs., wide Master Plan road – Draft variation – Notification – Confirmation – Orders – Issued.

MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT (I1) DEPARTMENT

**G.O.Ms.No. 310,**

**Dated:04.07.2013.**

Read the following:

1. From the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad, Letter No.9086/MP1/Plg/ HMDA/2012, dated:13.10.2012.
2. Government Letter No.19793/I1/2012, MA&UD Department, dated 1.11.2012.
3. From the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad, Letter No.9086/MP1/Plg/ HMDA /2012, dated:09.01.2013.
4. Government Memo.No.19793/I1/2012, MA&UD Department, dated 02.05.2013 and 19.6.2013.
5. From the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad, Letter No.9086/MP1/Plg/ HMDA /2012, dated 11.6.2013.
6. Government Memo.No.19793/I1/2012, MA&UD Department, dated 19.6.2013.
7. From the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad, Letter No.9086/MP1/Plg/ HMDA /2013, dated:26.06.2013.

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**ORDER:**

The draft variation to the land use envisaged in the issued in Government Memo 4<sup>th</sup> read above, was published in the extraordinary issue of Andhra Pradesh Gazette No.302, dated 05.06.2013. No objections or suggestions have been received from the public within the stipulated period. It is reported by the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad that the applicant has paid an amount of Rs.82,95,785/- (Rupees eighty two lakhs ninety five thousand seven hundred and eighty five only) towards development charges. Hence, the draft variation is confirmed.

2. The appended notification shall be published in the Extra-ordinary issue of Andhra Pradesh Gazette, dated **08.07.2013**.

3. The Metropolitan Commissioner, Hyderabad Metropolitan Development Authority shall publish a notice in newspapers as specified in sub-section (4) of Section 15 of HMDA Act, 2008 on or before the date of Gazette Notification and furnish the copies of same to the Government.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

**B.SAM BOB**

**PRINCIPAL SECRETARY TO GOVERNMENT**

To

The Commissioner of Printing, Stationery & Stores Purchase, Hyderabad.

The Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad.

Copy to:

The individual through the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad.

The Special Officer and Competent Authority, Urban Land Ceiling, Hyderabad.

The District Collector, Medak District.

Sf /Sc.

//FORWARDED::BY ORDER//

SECTION OFFICER

**APPENDIX**  
**NOTIFICATION**

In exercise of the powers conferred by sub-section (1) of section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No. 8 of 2008), the Government hereby makes the following variation to the land use envisaged in the notified Kollur Segment Master Plan area the same having been previously published in the Extra-ordinary issue of Andhra Pradesh Gazette No.302, Part-I, dated 06.05.2013 as required by sub-section (3) of the said section.

...2.

**VARIATION**

**(A)** The site in Sy.No.191(part) of Kollur Village, Ramachandrapuram Mandal, Medak District to an extent of Ac.41.00 which is presently earmarked for Public and Semi-public use in the notified Kollur Segment Master Plan area is now designated as Residential use zone; **(B)** 30 Mtrs., wide Master Plan road (marked as D-E) passing through the site in Sy.Nos.191/21, 191/28, 191/36, 191/43, 191/46 of Kollur Village and in Sy.No.30 of Osmannagar Village is deleted; and **(C)** the 30 Mtrs., wide road (B-C) is realigned (F) with the existing 60 feet road by affecting 40 feet depth passing through the site in Sy.Nos.191/32, 191/42, 191/48, 191/49, 191/50 of Kollur Village and Sy.No.30 of Osman Nagar Village, so as to connect the 30 meters grid road subject to the following conditions; that:

1. the applicants shall obtain prior permission from Hyderabad Metropolitan Development Authority before undertaking any development in the site under reference.
2. the owners / applicants shall handover the areas affected under the notified roads to the local bodies at free of cost.
3. the owners / applicants shall develop the roads free of cost as may be required by the local authority.
4. the title and land ceiling aspects shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission, and it must be ensured that the best financial interests of the Government are preserved.
5. the Change of Land Use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
6. after demolition of the existing building, clearances if any required from Urban Land Ceiling authorities should be obtained before approaching the municipal authorities for obtaining permission.
7. the above change of land use is subject to the conditions that may be applicable under Urban Land Ceiling Act and A.P. Agriculture Ceiling Act.
8. the owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Land Ceiling Clearances etc and they will be responsible for any damage claimed by any one on account of change of land use proposed.
9. the change of land use shall not be used as the proof of any title of the land.
10. the Change of Land Use does not bar any public agency including Hyderabad Metropolitan Development Authority / Local Authority to acquire land for any public purpose as per Law.
11. the owner/applicant before undertaking developmental activity in the site u/r existing buildings should be demolished.
12. the applicant shall form the 100 feet wide B.T.Road on the existing 60 feet road from B to C at their own cost.
13. the applicant shall need to surrender the width of the land (30 Mtrs., road) as required for the Radial Road, free of cost to the HMDA.
14. the applicant shall obtain the consent letters / NOC from the land affected owners under 30 Mtrs., Master Plan road for deletion in Sy.Nos.191/21, 191/28, 191/36, 191/43, 191/46 of Kollur Village and Sy.No.30 of Osman Nagar Village and from land affected owners under realignment of 30 Mtrs road on the existing 60 feet wider road in Sy.Nos.191/32, 191/42, 191/48, 191/49, 191/50 of Kollur Village and Sy.No.30 of Osman Nagar Village.
15. that the applicant has to fulfill any other conditions as may be imposed by the Competent Authority.

**SCHEDULE OF BOUNDARIES**

<b>NORTH</b>	:	Kollur Village Boundary and Sy.No.30 of Osman Nagar Village and 191 (P) of Kollur Village.
<b>SOUTH</b>	:	Existing 60 feet wide B.T.Road which is proposed 30 Mtrs., radial road No.30 in Sy.No.191/44, 191/45, 191/46 of Kollur Village.
<b>EAST</b>	:	Sy.No.30 of Osman Nagar Village.
<b>WEST</b>	:	Boundary of 1 Km Growth Corridor Master Plan and Sy.No.191/5, 191/12, 191/21, 191/27, 191/37 of Kollur Village.

**B.SAM BOB**  
**PRINCIPAL SECRETARY TO GOVERNMENT**

SECTION OFFICER